

# Good Things Are Happening At Northgate!

## What is the proposed Northgate Mall development agreement and what is its purpose?

- The Mayor is proposing the Northgate Mall development agreement to encourage redevelopment of the Northgate Mall and catalyze rejuvenation of the Northgate community. The proposed agreement is not final until Seattle City Council considers it and adopts it by ordinance.
- Development agreements are voluntary contracts that provide certainty about what development is to be built, which regulations will apply, and other voluntary terms.
- State law allows development agreements and also sets limits on them (RCW 36.70B).
- The developer is proposing a specific amount and type of development and the agreement grants “vesting” to the developer. This means the city’s regulations in place when the City Council approves the agreement will apply to permits issued over the life of the agreement. If the developer proposes more development, or a different type of development, the vested rights do not apply.
- The development agreement does not grant development permits. The developer must still comply with the process for permits and the State Environmental Policy Act (SEPA) as set forth in the Seattle Municipal Code which includes public comment opportunities.
- Apply citywide development requirements, SEPA, design review, and the balance of the Northgate Overlay District code requirements. In addition, the City proposes to complete a coordinated transportation analysis which will be a more comprehensive approach to managing transportation investments for new Northgate area development.

### New development proposed for west side of Northgate Mall



## It's time to invest in Northgate!

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